

WORCESTER TOWNSHIP  
PLANNING COMMISSION WORK SESSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD  
WORCESTER, PA  
Thursday, January 9<sup>th</sup>, 2014 7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:33 P.M.

**ATTENDANCE**

**PRESENT:**

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice Chairman
Mr. Doug Rotondo	Secretary
Ms. Chris David	Member
Ms. Tiffany M. Loomis	Director of Planning & Zoning
Mr. Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Mr. Anthony R. Sherr	Member
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**GUESTS:**

Mr. Timothy Woodrow	Representative; Woodrow & Associates
Mr. John Kolb	Representative; Woodrow & Associates
Pastor Guiser	Applicant for Trinity Lutheran Church
Mr. Joseph Kuhls, Esq.	Representative for Southfields Farms, LLC

**1. TRINITY LUTHERAN CHURCH – LAND DEVELOPMENT PLAN LOCATED AT 1190 VALLEY FORGE ROAD:**

- PRELIMINARY APPROVAL CONSIDERATION – PRESENTATION BY WOODROW & ASSOCIATES:
  - THE PLAN PROPOSES THE CONSTRUCTION OF A NEW SANCTUARY OF 5,430 SQUARE FEET. IN ADDITION, THE PLAN PROPOSES THE RECONFIGURATION AND RESTRIPING OF THE EXISTING BITUMINOUS PARKING LOT AND ALSO THE PLACEMENT OF TEMPORARY STORAGE CONTAINERS ADJACENT TO THE PARKING LOT. THE APPLICANT IS REQUESTING A TOTAL OF 14 WAIVERS IN CONJUNCTION WITH THE PROPOSED LAND DEVELOPMENT PLAN.

Mr. Timothy Woodrow presented the 2 plans provided and an aerial pursuant to the above description.

He reviewed the 14 waivers requested in the letter dated 11/8/2013, last revised 12/16/2013 addressed to Worcester Township.

Additionally, Mr. Woodrow addressed CKS Engineers & Montgomery County Planning Commission's reviews.

Mr. Todd addressed the County's recommendation regarding the walking path. He also addressed the natural resource retention plan.

Ms. Quigley addressed the waivers requested in #8 (Requires street trees for any subdivision), #9 (Requires perimeter buffers), and #10 (Requires parking lot buffering). She referred the applicant to the County's review regarding adding trees.

Pastor Guiser addressed that area past of the driveway area is owned by PECO and PennDot.

Ms. David addressed adding trees.

Discussion and questions ensued regarding adding trees.

Mr. Schelly addressed the Mascaro property located adjacent to Trinity Lutheran Church regarding village planning discussions that included a possible trail on the property.

Mr. Woodrow suggested on behalf of the applicant a "deferral of the trail" for possible future use when time appropriate.

Mr. Schelly suggested an escrow account be set up for the trail deferral much as was done for the Preserve @ Worcester.

Mr. Todd suggested the funds be collected by the Township in lieu of sidewalks.

The Planning Commission discussed the possibility of the trail in depth with the applicant.

Mr. Schelly addressed requiring a corridor management plan and a initiating a conservation easement.

Mr. Todd inquired about the steep slopes that exist.

Ms. Quigley addressed the conservation easement how the easement could possibly affect the applicant's property.

Discussion and questions ensued regarding the possibility of the conservation easement.

Mr. Schelly addressed his review regarding page #8 concerning the natural resources plan.

Discussion and questions ensued.

**RECOMMENDATION:**

A motion by Ms. Quigley, seconded by Ms. David recommending Preliminary approval with all requested waivers to Board of Supervisors contingent upon adding trees in a cluster in the vicinity of the electrical pad on of Valley Forge Road, providing the trail and/or funding for the trail across the frontage of the property at some future date of which the details are to be determined by the Board of Supervisors upon their review, and consideration of a conservation easement as referenced on Page #7 Item #2 of the County's review, was unanimously voted upon.

**2. SOUTHFIELDS FARMS, LLD – LOT LINE CHANGE LOCATED AT 3117 STUMP HALL ROAD:**

- PRELIMINARY APPROVAL CONSIDERATION – PRESENTATION BY WOODROW & ASSOCIATES:
  - THE PLAN CONSISTS OF A LOT LINE CHANGE OF TWO (2) LOTS ON TWO (2) EXISTING PARCELS. PARCEL “A” IS AN EXISTING 35.9 ACRE LOT THAT MAINLY FRONTS ON HOLLOW ROAD, BUT ALSO HAS ACCESS TO STUMP HALL ROAD AND VALLEY FORGE ROAD. PARCEL “B” IS AN EXISTING 11.2 ACRE LOT THAT HAS FLAG LOT ACCESS TO STUMP HALL ROAD. THESE PARCELS ARE LOCATED IN THE AGR – AGRICULTURAL ZONING DISTRICT.

Mr. Joseph Kuhls, Esq. presented the minor subdivision plan/ lot line change and explained the Farm Board conditions for the conservation easement.

Mr. Kuhls addressed that the applicant is making more uniform lots by the lot line change.

He further explained the deed restriction and curtilage requirements by the Farm Board. Overall, the preservation of the land is being upheld and the property is being renovated for the purposes of being used as a horse farm.

Mr. Kuhls addressed CKS Engineer's & Montgomery County Planning Commission's reviews.

Mr. Woodrow further explained the waivers requested.

Discussion and questions ensued.

Mr. Schelly added two (2) new comments from the County Planning Commission's previous review.

Additionally, he addressed recording comments and the possible relocation of the trail.

Mr. Kuhls addressed that the applicant will uphold the requirements of the equestrian trail and is not opposed to the relocation of the trail upon being able to meet the legal requirements.

Discussion and questions ensued.

**RECOMMENDATION:**

Mr. Rotondo recused himself from this matter due to his architectural firm representing the applicant.

A motion by Ms. Quigley, seconded by Ms. David recommending Preliminary/ Final Approval with all requested waivers to Board of Supervisors contingent upon the Farm Board requirements be upheld pursuant to the County's comments in Item #3 on Page #3 of their review requiring these comments be included on the record plan, and consideration and exploration of equestrian trail development within or near the existing trail easement, was unanimously voted upon.

**3. ZONING AMENDMENT ORDINANCE**

- CONSERVATION SUBDIVISION ORDINANCE: TECHNICAL CORRECTIONS

Mr. Schelly suggested that this item be tabled due to two (2) major changes being proposed by the County Planning Commission for discussion at the next meeting.

Tabled.

**4. APPROVAL OF MEETING MINUTES**

A motion by Mr. Rotondo, seconded by Ms. David for the approval of the minutes for the meeting held on October 24<sup>th</sup>, 2013 contingent upon minor corrections, was passed unanimously.

A motion by Ms. David, seconded by Ms. Quigley for the approval of the minutes for the meeting held on November 14<sup>th</sup>, 2013 contingent upon minor corrections, was passed unanimously.

A motion by Mr. Rotondo, seconded by Ms. Quigley for the approval of the minutes for the meeting held on December 12<sup>th</sup>, 2013 contingent upon minor corrections, was passed unanimously.

**5. PLANNING COMMISSION AGENDA FOR JANUARY 23<sup>rd</sup>, 2014**

- CONSERVATION SUBDIVISION ORDINANCE: TECHNICAL CORRECTIONS

**6. 2014 PLANNING COMMISSION MEETING SCHEDULE**

The September 25<sup>th</sup>, 2014 meeting has been rescheduled to September 18<sup>th</sup>, 2014.

**7. PUBLIC COMMENT**

All public comments were addressed at the time Motions were presented before the general public.

**8. ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 9:11 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD  
WORCESTER, PA

Thursday, January 23<sup>rd</sup>, 2014      7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:35 P.M.

**ATTENDANCE**

**PRESENT:**

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice Chairman
Mr. Doug Rotondo	Secretary
Mr. Anthony R. Sherr	Member
Ms. Tiffany M. Loomis	Director of Planning & Zoning
Mr. Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Ms. Chris David	Member
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**GUESTS:**

Ms. Michelle Jackson-Greenawalt, Locust Drive Resident

**1. ZONING ORDINANCE AMENDMENT**

- CONSERVATION SUBDIVISION ORDINANCE: TECHNICAL CORRECTIONS

Mr. Matthew Schelly presented a revised draft Ordinance regarding the Conservation Subdivision Ordinance.

The chart was reviewed in length by the Planning Commission

Mr. Tony Sherr and Ms. Pat Quigley focused on consistency regarding the diagram provided.

Discussion and questions ensued.

**2. APPROVAL OF MEETING MINUTES**

A motion by Mr. Rotondo, seconded by Ms. Quigley for the approval of the minutes for the meeting held on January 9<sup>th</sup>, 2014 contingent upon minor corrections, was passed unanimously.

3. **PLANNING COMMISSION AGENDA FOR FEBRUARY 12<sup>th</sup>, 2014**
  - CONSERVATION SUBDIVISION ORDINANCE: TECHNICAL CORRECTIONS
  - SIGNAGE ORDINANCE – TECHNICAL CORRECTIONS

4. **PUBLIC COMMENT**  
None

5. **ADJOURNMENT**  
There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 9:42 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD  
WORCESTER, PA  
Thursday, February 27<sup>th</sup>, 2014 7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:36 P.M.

**ATTENDANCE**

**PRESENT:**

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice Chairman
Ms. Chris David	Member
Mr. Anthony R. Sherr	Member
Ms. Tiffany M. Loomis	Director of Planning & Zoning
Mr. Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Mr. Doug Rotondo	Secretary
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**GUESTS:**

Pastor Guiser: Trinity Lutheran Church; Applicant  
Mr. Timothy Woodrow: Representative for Trinity Lutheran Church  
Mr. James Mollick: County View Lane Resident  
Mr. James Phillips: North Wales Road Resident  
Ms. Mary Grace Sparango: North Wales Road Resident  
Mr. Robert Andorn: Valley Forge Road Resident  
Ms. Michelle Jackson-Greenawalt, Locust Drive Resident

**1. TRINITY LUTHERAN CHURCH – LAND DEVELOPMENT PLAN LOCATED AT 1190 VALLEY FORGE RD:  
FINAL APPROVAL CONSIDERATION – PRESENTATION BY WOODROW & ASSOCIATES:**

- THE PLAN PROPOSES THE CONSTRUCTION OF A NEW SANCTUARY OF 5,430 SQUARE FEET. IN ADDITION, THE PLAN PROPOSES THE RECONFIGURATION RESTRIPIING OF THE EXISTING BITUMINOUS PARKING LOT AND ALSO THE PLACEMENT OF TEMPORARY STORAGE CONTAINERS ADJACENT TO THE PARKING LOT. THE APPLICANT IS REQUESTING A TOTAL OF 14 WAIVERS IN CONJUNCTION WITH THE PROPOSED LAND DEVELOPMENT PLAN.

Mr. Timothy Woodrow presented the revised plan regarding the open space area to be designated as a conservation easement and buffering for the ground mounted Verizon utility box.

Mr. Todd further explained that a policy needs to be developed for sidewalk waiver requests with the Board of Supervisors.

Ms. Chris David appreciates the revised buffering arrangement shown for the ground mounted Verizon utility box and inquired & commented about specific proposed species of trees.

Discussion and questions ensued.

**RECOMMENDATION:**

A motion by Ms. Quigley, seconded by Ms. David recommending Preliminary approval with all requested waivers to Board of Supervisors contingent upon adding trees in a cluster in the vicinity of the ground mounted Verizon utility box on of Valley Forge Road, providing the trail and/or funding for the trail across the frontage of the property at some future date of which the details are to be determined by the Board of Supervisors upon their review, and consideration of a conservation easement as referenced on Page #7 Item #2 of the County's review, was unanimously voted upon.

2. **ZONING ORDINANCE AMENDMENT**  
**HISTORIC ORDINANCE**

Mr. Todd updated the Planning Commission on the February 19<sup>th</sup>, 2014 hearing held for the proposed Historic Ordinance.

Mr. Todd that there needs to better efforts made to inform and educate the public.

Dr. Mollick commented on the Board of Supervisors involvement with the proposed Historic Ordinance Amendment, personal property rights in relation to Worcester Township's involvement, the demolition permit process, the Pennsylvania State law regarding demolition permits, and the purpose of the proposed ordinance.

Ms. Pat Quigley addressed that many residents have requested that a Historic Ordinance be enacted and how the current proposed language slows the process down, however cannot prohibit someone from demolishing a structure.

Dr. Mollick commented on individual property rights.

Mr. Todd addressed that at the next Joint Meeting with the Board of Supervisors a discussion regarding the direction of the proposed Historic Ordinance will be an agenda item.

Mr. James Phillips commented on building permits, demolition permits, parking impact, use issues, lot acreage, classification criteria of historic structures, what defines a historic structure, and the overall intent of the proposed ordinance.



Mr. Robert Andorn commented on the voluntary process of the proposed ordinance and believes the process to be a requirement. He addressed spot zoning, overlay districts, intent, and penalties of the proposed ordinance in relation to an individual's property rights.

Mr. Todd addressed penalties and the time frame of which the Planning Commission has been working on the proposed Historic Ordinance.

Discussion and questions ensued.

**CONSERVATION SUBDIVISION ORDINANCE: TECHNICAL CORRECTIONS**

Mr. Todd requested the proposed technical corrections from Mr. Schelly.

Mr. Schelly clarified that only a draft form has been circulated.

Ms. Quigley requested that Mr. Schelly distribute the latest and greatest draft version to the Planning Commission for further review.

Mr. Phillips requested that an overview of the proposed changes be explained.

Mr. Todd explained the difference between shall versus may language pertaining to zoning.

Dr. Mollick inquired and commented regarding the may versus shall language pertaining to zoning.

Mr. Schelly further explained the Conservation Subdivision Ordinance that currently exists.

Discussion and questions ensued.

**3. MONTGOMERY COUNTY PLANNING COMMISSION:**

- 2014 SURVEY

Mr. Matthew Schelly and Ms. Tiffany Loomis, as a reminder, requested the Planning Commission to completed and submit the Montgomery County Planning Commission 2014 survey.

**4. JOINT AGENDA SCHEDULED FOR MARCH 3<sup>rd</sup>, 2014 MEETING WITH BOARD OF SUPERVISORS:**

- CONSERVATION SUBDIVISION ORDINANCE: TECHNICAL CORRECTIONS
- HISTORIC ORDINANCE
- IN-LAW SUITE(s)

5. **PLANNING COMMISSION AGENDA FOR MARCH 13<sup>th</sup>, 2014 MEETING:**

- CONSERVATION SUBDIVISION ORDINANCE: TECHNICAL CORRECTIONS
- HISTORIC ORDINANCE
- JOINT MEETING AGENDA

6. **APPROVAL OF MEETING MINUTES:**

A motion by Mr. Sherr, seconded by Ms. Quigley for the approval of the minutes for the meeting held on January 23<sup>rd</sup>, 2014 contingent upon minor corrections, was passed unanimously.

The February 13<sup>th</sup>, 2014 was cancelled due to inclement weather.

7. **PUBLIC COMMENT**

None

8. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 8:59 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION WORK SESSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD  
WORCESTER, PA  
Thursday, March 13<sup>th</sup>, 2014 7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:30 P.M.

**ATTENDANCE**

**PRESENT:**

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice Chairman
Mr. Doug Rotondo	Secretary
Ms. Chris David	Member
Mr. Anthony R. Sherr	Member
Ms. Tiffany M. Loomis	Director of Planning & Zoning
Mr. Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

None

**GUESTS:**

Mr. John Ianozzi, Esq.: HRMM&L  
Mr. Brennan Marion: Developer of Stony Creek Farms  
Mr. James Mollick: County View Lane Resident  
Mr. Robert Andorn: Valley Forge Road Resident

**1. 1525 NORTH WALES ROAD – STONY CREEK FARMS SUBDIVISION:  
WAIVER REQUEST**

Mr. Iannozi, Esq. presented the waiver request on behalf of the Stony Creek Farms Development.

Mr. Todd inquired if there was any type of deed restriction and how the current proposed Bed & Breakfast will be recorded as single family residence. He would prefer to see the barn preserved.

Ms. Quigley addressed CKS's review.

Discussion and questions ensued.

**RECOMMENDATION:**

A motion by Mr. Sherr, seconded by Ms. Quigley, recommending approval of the waiver to the Board of Supervisors contingent upon CKS's issues in their review are resolved, to allow the current septic system to be maintained, and to place deed restriction on the property so no further

subdivision can be completed for the purpose of preserving the historic property, was unanimously voted upon.

2. **ZONING ORDINANCE AMENDMENT**

**HISTORIC ORDINANCE**

This agenda item will be discussed with the Board of Supervisors at the Joint Meeting scheduled for April 7<sup>th</sup>, 2014.

Mr. Andorn addressed and commented on the may versus shall language regarding the proposed Historic Ordinance.

Dr. Mollick commented on the process and whether the proposed ordinance is optional.

Discussion and questions ensued.

**CONSERVATION SUBDIVISION ORDINANCE: TECHNICAL CORRECTIONS**

This agenda item will be discussed with the Board of Supervisors at the Joint Meeting scheduled for April 7<sup>th</sup>, 2014.

Tabled.

3. **PLANNING COMMISSION AGENDA FOR MARCH 27<sup>th</sup>, 2014 MEETING:**

The Planning Commission meeting was cancelled.

4. **JOINT AGENDA SCHEDULED FOR APRIL 7<sup>th</sup>, 2014 MEETING WITH BOARD OF SUPERVISORS:**

- CONSERVATION SUBDIVISION ORDINANCE – TECHNICAL CORRECTIONS
- HISTORIC ORDINANCE

5. **APPROVAL OF MEETING MINUTES:**

The February 27<sup>th</sup>, 2014 meeting minutes were tabled.

6. **PUBLIC COMMENT**

None

7. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 8:11 P.M.

WORCESTER TOWNSHIP  
BOARD OF SUPREVISORS & PLANNING COMMISSION JOINT MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
MONDAY, APRIL 7<sup>th</sup>, 2014 8:00 A.M.

**CALL TO ORDER**

The regularly scheduled joint meeting of the Board of Supervisors & Planning Commission was called to order by Mr. Arthur Bustard at 8:04 A.M.

**ATTENDANCE**

**PRESENT:**

Arthur Bustard	Chairman: Board of Supervisors
Steve Quigley	Member: Board of Supervisors
Gordon Todd	Chairman: Planning Commission
Chris David	Member: Planning Commission
Tony Sherr	Member: Planning Commission
Matthew Schelly	Montgomery County Planning Commission
James J. Garrity, Esq.	Township Solicitor
Joseph J. Nolan, P.E.	Township Engineer
F. Lee Mangan	Township Manager
Tiffany M. Loomis	Director of Planning & Zoning

**ABSENT:**

Susan Caughlan	Vice Chairman: Board of Supervisors
Pat Quigley	Vice Chairman: Planning Commission
Doug Rotondo	Member: Planning Commission
Eunice Kriebel	Township Assistant Manager/ Treasurer
Julie Lanzillo	Director of Parks & Recreation

**GUESTS:**

None

**1. ZONING AMENEMENT ORDINANCE - STATUS UPDATE**

- **CONSERVATION SUBDIVISION ORDINANCE**

Mr. Todd summarized what changes are proposed for the Conservation Subdivision including grammar changes & minor subdivision language.

Mr. Bustard requested that draft language be provided for discussion at a future date. Mr. Todd and the Planning Commission were in agreement.

Mr. Todd explained that the main area of contention is whether the Growing Greener Ordinance is a requirement or an option. Currently the Planning Commission is reviewing the ordinance.

Mr. Bustard confirmed that this ordinance was enacted 6 years ago.

Mr. Quigley commented on the shall vs. may language and compared this language to guilty vs. not guilty. He is aware that many of the large land owners have an issue with the Growing Greener Ordinance being deemed as a requirement.

Mr. Quigley referenced the previous hearing held for the Growing Greener Ordinance, how this ordinance affects the value of a property owner's land, and DEP's preference for public sewer to be installed throughout the Township.

Mr. Todd commented that the major land owners of the Township are not presently developing.

Mr. Quigley discussed cluster developments vs. estate lot developments. Due to the changing economy many individuals are interested in cluster developments.

Mr. Todd addressed overlay ordinances. Mr. Garrity confirmed that overlay districts are binding and apply when included in the code.

Discussion and questions ensued.

Mr. Todd confirmed that the Planning Commission will move forward as directed.

Mr. Quigley addressed high density housing.

- **HISTORIC ORDINANCE**

Mr. Todd confirmed that the Planning Commission is re-thinking its approach regarding the proposed Historic Ordinance due to the public's requests.

Mr. Quigley commented that it is important to listen to the public requests regarding these types of issues.

The Board of Supervisors and Planning Commission agreed to cancel the May 5<sup>th</sup>, 2014 joint meeting.

Center Point Village Planning will be discussed at the August 4<sup>th</sup>, 2014 joint meeting.

**2. APPROVAL OF JOINT MEETING MINUTES**

A motion by Mr. Quigley for approval of the minutes for the joint meeting held on November 4<sup>th</sup>, 2013, seconded by Mr. Todd, was passed unanimously.

Dr. Mollick commented that the minutes do not accurately reflect what occurred at the meeting.

**3. PUBLIC COMMENT**

Dr. Mollick commented on the Planning Commission's minutes and does not agree with the current format used for the minutes.

Dr. Mollick commented on the Growing Greener Ordinance and believes that the ordinance is optional.

Mr. Bustard commented that it was the intention of the Township to have the Growing Greener Ordinance as an ordinance requirement. He clarified that there is a difference of opinion on whether it is required or not.

Mr. Garrity clarified that the Growing Greener Ordinance file indicates that the ordinance was and is intended to be a requirement. He referenced the Mrs. Allen's court challenge to the ordinance indicates that the ordinance is mandatory.

Mr. Bustard is in agreement with Mr. Garrity's assessment.

Mr. Garrity, Dr. Mollick, Mr. Bustard, Mr. Quigley, and Mr. Todd discussed the differences between the language between may vs. shall.

Mr. Todd commented on housing types located throughout the Township.

Dr. Mollick commented on smaller lots that are unable to have pools.

Mr. Todd used wetlands as an example to show there are types of land that cannot be developed due to the common good.

Dr. Mollick would like to see less governmental regulation in everyone's lives.

**4. ADJOURNMENT**

There being no further business to come before this joint committee, the meeting of the Worcester Township Board of Supervisors & Planning Commission was adjourned by Mr. Arthur Bustard, at 8:42 A.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION WORK SESSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD  
WORCESTER, PA  
Thursday, April 10<sup>th</sup>, 2014 7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:37 P.M.

**ATTENDANCE**

**PRESENT:**

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice Chairman
Ms. Chris David	Member
Mr. Anthony R. Sherr	Member
Ms. Tiffany M. Loomis	Director of Planning & Zoning
Mr. Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Mr. Doug Rotondo	Secretary
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**GUESTS:**

Ms. Michelle Jackson-Greenawalt, Locust Drive Resident  
Mr. Robert Andorn: Valley Forge Road Resident

1. **ZONING ORDINANCE AMENDMENT**  
**HISTORIC ORDINANCE**

Mr. Gordon Todd would suggested to the Planning Commission to go back to the drawing board regarding offering different options & locations.

Mr. Matthew Schelly suggested adding more locations that are location oriented, instead of year/ age designation.

Mr. Todd explained that he would like the Planning Commission to take a look at overlay ordinances and explained the demolition permit process.

There was open discussion amongst the Planning Commission members as to how to move forward with the proposed Historic Ordinance.

A majority of the discussion was focused on educating the general public and to what is needed to accomplish that task.

Forced governmental action was discussed.

Discussion and questions ensued.



## **SIGNAGE**

The Planning Commission discussed at length as to what has occurred since the signage ordinance has been changed.

Mr. Todd directed Ms. Tiffany Loomis to locate the proposed amendments and the Planning Commission will discuss at a later date.

Discussion and questions ensued.

## **INVASIVE SPECIES**

Ms. Pat Quigley informed the Planning Commission that she has done a lot of research on this matter. She suggested that the proposed ordinance language go broader or become much more specific and educated the Planning Commission on the subject matter.

Ms. Quigley will further research the matter and specifically focus on bamboo and more examples.

## **IN-LAW SUITE(s)**

The Planning Commission does not have an issue with this being its own separate section in the Worcester Township Zoning Ordinance.

### **2. PLANNING COMMISSION AGENDA FOR APRIL 24<sup>th</sup>, 2014 MEETING:**

- FROG HOLLOW RACQUET CLUB
- INVASIVE SPECIES
- HISTORIC ORDINANCE

### **3. APPROVAL OF MEETING MINUTES:**

A motion by Mr. Sherr, seconded by Ms. Quigley for the approval of the minutes for the meeting held on February 27<sup>th</sup>, 2014 contingent upon minor corrections, was passed unanimously.

A motion by Mr. Sherr, seconded by Ms. David for the approval of the minutes for the meeting held on March 13<sup>th</sup>, 2014 contingent upon minor corrections, was passed unanimously.

### **4. PUBLIC COMMENT**

Mr. Robert Andorn commented regarding how the informative process should be conducted.

Mr. Andorn commented on the signage ordinance and is support of digital internally illuminated signage.

Mr. Andorn commented on invasive species and has a problem with agencies telling a property owner what to do.

Ms. Quigley clarified that the ordinance is for invasive species when they travel off the property.

Mr. Andorn commented on in-law suites.

5. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 8:49P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD  
WORCESTER, PA  
Thursday, April 24<sup>th</sup>, 2014 7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:33 P.M.

**ATTENDANCE**

**PRESENT:**

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice Chairman
Mr. Doug Rotondo	Secretary
Ms. Chris David	Member
Mr. Anthony R. Sherr	Member
Ms. Tiffany M. Loomis	Director of Planning & Zoning
Mr. Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

None

**GUESTS:**

Mr. Harold Conway, Frog Hollow Racquet Club Applicant  
Mr. Robert Cohen, Frog Hollow Racquet Club Applicant  
Mr. Arthur Boesler, Representative for Frog Hollow Racquet Club  
Mr. Brian Grant, Representative for Frog Hollow Racquet Club  
Ms. Michelle Jackson-Greenawalt, Locust Drive Resident  
Mr. Jeff Rider, Hollow Road Resident

**1. FROG HOLLOW RACQUET CLUB LOCATED AT 2115 WEBER ROAD:**

- LAND DEVELOPMENT PLAN – PRELIMINARY/ FINAL APPROVAL CONSIDERATION  
*THIS LAND DEVELOPMENT SUBMISSION WAS SUBJECT TO A ZONING DECISION GRANTED BY THE WORCESTER TOWNSHIP ZONING HEARING BOARD.*

Mr. Arthur Boesler and Mr. Brian Grant presented the proposed plan to the Planning Commission on behalf of the Applicant, Frog Hollow Racquet Club.

Mr. Boesler and Mr. Grant confirmed that the applicant will comply with all comments and requirements made by the Township Engineer's review letter dated March 27<sup>th</sup>, 2014.

Ms. Pat Quigley requested to see the final species list.

Mr. Tony Sherr inquired if a separate landscape plan would be prepared.

Mr. Boesler further explained the landscaping plan, as well as additionally explaining the parking signs.

Mr. Matthew Schelly addressed his review letter, dated March 21, 2014, regarding the trail and the walkway from the parking lot.

Mr. Schelly inquired if a conservation easement would exist. Mr. Boesler further explained that the riparian corridor offers basically the same protection.

Mr. Todd requested to see the revised landscape plan before making any recommendations.

The applicant agreed to submit revised plans by April 28<sup>th</sup>, 2014 for review by the Planning Commission at their May 8<sup>th</sup>, 2014 meeting.

2. **ZONING ORDINANCE AMENDMENT**  
**INVASIVE SPECIES**

Ms. Quigley addressed invasive bamboo. She provided a summary of all the different kinds of bamboo found in different counties.

She researched 8 different ordinances from various states including PA.

Ms. Quigley addressed if one would be able to control invasive species near a public right of way in addition to encroaching someone else's property.

She suggested that Bamboo be addressed at minimum due to this invasive species affecting agriculture.

Ms. Quigley will be sending links of all drafts to the Planning Commission and has directed the Township follow up with the Township's to inquire if the ordinances were passed.

Mr. Sherr inquired about riparian lands. Discussion and questions ensued.

Ms. Chris David addressed riparian buffers as well. Ms. Quigley was agreement that bamboo runs rampant in riparian corridors.

Mr. Sherr clarified that it is not allowed to encroach on property lines. He suggested that a setback be required for better preventive measures.

Mr. Schelly addressed how bamboo is able to go under a wall (i.e. Upper Salford Township). In Upper Salford Township bamboo encroached on the road, blocked half of the road during the winter storms, and became a major road hazard.

Mr. Schelly inquired if bamboo spreads by water.

Ms. Quigley explained how the plant spreads by root. Mr. Schelly inquired if bamboo should be required to not be allowed in the riparian buffer.

Mr. Todd inquired if this should be a stand-alone ordinance. Mr. Schelly suggested that the ordinance be added to the Subdivision and Land Development Ordinance, as well as become a stand-alone Codified Ordinance.

Mr. Sherr is in agreement that this Ordinance be a stand-alone Ordinance.

Discussion and questions ensued.

**HISTORIC ORDINANCE**

Mr. Todd requested Mr. Schelly to work on a brochure regarding the tax credit grant program for the historical society.

Mr. Todd directed the Township to draft a letter on behalf of the Planning Commission regarding the tax credit grant program for distribution to all Township residents.

Mr. Todd has requested of to work on the current Historical Resource list; 273 homes are on the list that qualified by being built before 1920.

Mr. Schelly discussed options for determining the list.

Discussion and questions ensued regarding how the ordinance should be directed and changed.

Mr. Schelly was directed to bring a blow up of the inventory parcel Map for the Planning Commission to mark up at their next meeting.

Mr. Sherr likes the idea of providing tax breaks and financial incentives.

Mr. Schelly addressed that you could use the parcel size as a criteria.

Discussion and questions ensued.

**3. PLANNING COMMISSION AGENDA FOR THE MAY 8<sup>th</sup>, 2014 MEETING:**

- FROG HOLLOW RACQUET CLUB
- INVASIVE SPECIES
- HISTORIC ORDINANCE

**4. APPROVAL OF MEETING MINUTES:**

A motion by Mr. Sherr, seconded by Ms. David for the approval of the minutes for the meeting held on April 10<sup>th</sup>, 2014 contingent upon minor corrections, was passed unanimously.

**5. PUBLIC COMMENT**

None

**6. ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 8:49P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION WORK SESSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD  
WORCESTER, PA  
Thursday, May 8<sup>th</sup>, 2014      7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:31 P.M.

**ATTENDANCE**

**PRESENT:**

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice Chairman
Ms. Chris David	Member
Mr. Anthony R. Sherr	Member
Ms. Tiffany M. Loomis	Director of Planning & Zoning
Mr. Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Mr. Doug Rotondo	Secretary
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**GUESTS:**

Mr. Harold Conway, Frog Hollow Racquet Club Applicant  
Mr. Robert Cohen, Frog Hollow Racquet Club Applicant  
Mr. Arthur Boesler, Representative for Frog Hollow Racquet Club  
Mr. Brian Grant, Representative for Frog Hollow Racquet Club  
Ms. Michelle Jackson-Greenawalt, Locust Drive Resident  
Mr. Robert Andorn, Valley Forge Road Resident

**1. FROG HOLLOW RACQUET CLUB LOCATED AT 2115 WEBER ROAD:**

- LAND DEVELOPMENT PLAN – PRELIMINARY/ FINAL APPROVAL CONSIDERATION  
*THIS LAND DEVELOPMENT SUBMISSION WAS SUBJECT TO A ZONING DECISION GRANTED BY THE WORCESTER TOWNSHIP ZONING HEARING BOARD.*

Mr. Arthur Boesler presented the revisions completed contingent upon CKS and the Planning Commission's reviews.

He explained that the regulation "No Parking" signs along Weber Road have been included and five (5) street trees have been added.

He explained all the waivers requested that are referenced in CKS's review dated March 27<sup>th</sup>, 2014.

Mr. Boesler further referenced the sidewalk that links the parking lot to the farmhouse.

He explained that all the wetlands species have been defined on the revised plans.

Mr. Boesler clarified that the native species may be directed by the Township and that the final plans will reflect such regarding the buffering requirements.

Ms. Quigley inquired if the Applicant consulted the landscape ordinance requirements of the Township. Mr. Boesler said he and his staff did and would include whatever species are preferred.

He further explained that a swale is needed. Ms. Quigley addressed that the species list needs to be referred to for native dense evergreen buffering (i.e. Azaleas, ink berry) that would have a density year round.

Ms. David addressed what type of vegetation would be planted in the swale. Mr. Boesler replied that no vegetation would be planted in the swale.

Ms. David is in agreement with Ms. Quigley that a native dense evergreen needs to be planted as buffering. Mr. Boesler was in agreement as well and will refer to the Township landscaping species list.

#### **RECOMMENDATION:**

A motion by Mr. Sherr, seconded by Ms. Quigley, recommending Preliminary/ Final approval to the Board of Supervisors contingent upon the first two (2) waivers requested on the revised plan be granted that require roadway frontage improvements and stating that a driveway stopping area measured 20' feet behind the right-of-way line shall be provided to not exceed a four percent grade, the additional three (3) waivers requested have been complied with, was unanimously voted upon.

## **2. ZONING ORDINANCE AMENDMENT INVASIVE SPECIES**

The Planning Commission discussed in length different types of Invasive species ordinances that exist in other surrounding Townships.

Bamboo and various bamboo restrictions were heavily discussed.

Mr. Matt Schelly will review any draft ordinances provided and/or requested by the Planning Commission.

Mr. Andorn addressed private property rights concerning bamboo and setback requirements concerning bamboo.

Discussion and questions ensued.

### **HISTORIC ORDINANCE**

The Planning Commission discussed the criteria requirements for drafting a historic ordinance and financial incentives that would motivate property owners to preserve historic structures. Additionally, they discussed the demolition process and how best to educate the public.

Mr. Andorn commented on the historic ordinance structure process and individual property rights. He is not in support of the current process.

Discussion and questions ensued.

3. **PLANNING COMMISSION AGENDA FOR THE MAY 22<sup>nd</sup>, 2014 MEETING:**
  - INVASIVE SPECIES
  - HISTORIC ORDINANCE
  
4. **APPROVAL OF MEETING MINUTES:**

A motion by Mr. Sherr, seconded by Ms. David for the approval of the minutes for the meeting held on April 24<sup>th</sup>, 2014 contingent upon minor corrections, was passed unanimously.
  
5. **PUBLIC COMMENT**

None
  
6. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 8:51P.M.



WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD  
WORCESTER, PA

Thursday, June 12<sup>th</sup>, 2014 7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:32 P.M.

**ATTENDANCE**

**PRESENT:**

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice Chairman
Ms. Chris David	Member
Ms. Tiffany M. Loomis	Director of Planning & Zoning
Mr. Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Mr. Doug Rotondo	Secretary
Mr. Anthony R. Sherr	Member

**GUESTS:**

Mr. Andrew Olen, Esq.: Representative for ZHB APPL# 14-06  
Mr. Joseph Estock, P.E.: Representative for ZHB APPL #14-06  
Ms. Michelle Jackson-Greenawalt, Locust Drive Resident  
Mr. Robert Andorn, Valley Forge Road Resident

1. **ZONING HEARING BOARD APPLICATION #14-06 LOCATED AT 2131 BETHEL ROAD:**

The following relief has been requested to permit three new single family detached dwellings:

- Variance from 150-12(B)(2) for Lots 1 & 2, to permit a lot width at the street lines of 25' feet rather than the required 250' feet; and
- Variance from 150-17(B) to permit a driveway within 300' feet of another driveway; and
- Variance from 150-155 (B) to permit a driveway within 100' feet of an intersection.

Mr. Andrew Olen, Esq. and Mr. Joseph Estock, P.E presented this application to the Planning Commission.

Discussion and questions ensued.

The Planning Commission did not have any objections and/or recommendations regarding this application.

2. **ZONING ORDINANCE AMENDMENT**

**INVASIVE SPECIES**

The Planning Commission discussed examples of existing Invasive species ordinances (i.e. Bamboo) that exist in southeastern Pennsylvania.

Ms. Quigley will be reaching out to other Townships with such ordinances to get feedback on effectiveness or any problems.

Mr. Matt Schelly will review any draft ordinances provided and/or requested by the Planning Commission.

Discussion and questions ensued.

**HISTORIC ORDINANCE**

The Planning Commission discussed the informational brochure created and presented by Mr. Schelly.

The layout, verbiage, and graphics were discussed regarding the brochure. Mr. Schelly will revise accordingly.

Discussion and questions ensued.

3. **PLANNING COMMISSION AGENDA FOR THE MAY 22<sup>nd</sup>, 2014 MEETING:**

- 2048 Berks Rd – Simple Conveyance Plan – Preliminary/ Final Approval Consideration
- Invasive Species
- Historic Ordinance

4. **APPROVAL OF MEETING MINUTES:**

A motion by Ms. David, seconded by Ms. Quigley for the approval of the minutes for the meeting held on May 8<sup>th</sup>, 2014 contingent upon minor corrections, was passed unanimously.

5. **PUBLIC COMMENT**

Mr. Andorn commented on the Historic Ordinance brochure provide by Montgomery County Planning Commission, procedures and protocol concerning this process, and private property rights.

6. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 9:09 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD  
WORCESTER, PA  
Thursday, June 26<sup>th</sup>, 2014 7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:33 P.M.

**ATTENDANCE**

**PRESENT:**

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice Chairman
Mr. Doug Rotondo	Secretary
Ms. Chris David	Member
Ms. Tiffany M. Loomis	Director of Planning & Zoning
Mr. Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Mr. Anthony R. Sherr	Member
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**GUESTS:**

Mr. Nelson: Owner of 2048 Berks Road  
Mr. Jose Grande, P.E.: Representative for 2048 Berks Road  
Dr. James Mollick, Country View Lane  
Ms. Michelle Jackson-Greenawalt, Locust Drive Resident

**1. 2048 BERKS ROAD – SIMPLE CONVEYANCE PLAN:**

- **PRELIMINARY & FINAL APPROVAL CONSIDERATION:**
  - THIS PLAN PROPOSES SUBDIVIDING AN AREA OF LAND FROM “PARCEL A” AND COMBINING IT WITH AN ADJACENT AREA OF LAND ENTITLED “PARCEL B”. THIS SIMPLE CONVEYANCE PLAN WILL NOT RESULT IN ANY ADDITIONAL BUILDING LOTS AND THE PLAN DOES NOT PROPOSE ANY NEW BUILDING ON EITHER PARCEL A OR PARCEL B. IT SHOULD BE NOTED THAT THERE ARE EXISTING SINGLE-FAMILY HOMES ON EACH PARCEL WHICH ARE TO REMAIN.

Mr. Grande & Mr. Nelson presented the proposed plan. They further explained the walking trail is for bikes and walking due to Berks Road being dangerous due to high speed traffic.

Discussion and questions ensued.

**RECOMMENDATION:**

A motion by Ms. Quigley, seconded by Mr. Rotondo, recommending Preliminary/ Final approval of the Simple Conveyance Plan to the Board of Supervisors, was unanimously voted upon.

2. **MULTIMODAL TRANSPORTATION FUND (MTF) – GRANT OPPORTUNITY FOR SOUND BARRIERS:**

- REVIEW & RECOMMENDATION

Mr. Todd explained the grant.

Dr. Mollick inquired as to the amount and if there is a match.

Mr. Todd responded that there is approximately \$3 million dollars available through a state grant for sound barriers and that currently there is a match required, however this requirement is to be removed as of Year 2015.

He further clarified that the grant application must be submitted next week and that the Township has right of first refusal.

Dr. Mollick inquired as to the location of the sounds barriers. Mr. Todd responded that there is interest in placing the sound barriers for properties located off of Deep Meadow Lane, Oak Terrace, and properties that are adjacent to the turnpike.

Discussion & questions ensued.

**RECOMMENDATION:**

A motion by Ms. David, seconded by Ms. Quigley, recommending approval by the Board of Supervisors because the grant is consistent with the with the Township Comprehensive plan, including improving the quality of life, health, safety, and welfare of the general public and residents, was unanimously voted upon.

3. **ZONING AMENDMENT ORDINANCE(s):**

- HISTORIC ORDINANCE – DISCUSSION

Mr. Schelly provided a revised historic ordinance brochure. He focused on the information regarding possible funding & assistance to residents interested in preserving their historic homes.

The Planning Commission discussed tax breaks for historic property owners.

The Pamphlet is organized into 6 sections which include:

- What does Historic Preservation do for you?
- What can private historic property owners do?
- What can non-profits do for the historic property owners?
- What can a public entity do for historic property owners?
- Since there are so many benefits to you and your community, how can privately-owned historic placed be saved? And;
- Resources

Mr. Schelly was instructed to contact the National Park Service and State Historical Society to obtain further information.

4. **PLANNING COMMISSION AGENDA FOR JULY 24<sup>th</sup>, 2014 MEETING:**

- Invasive Species: Bamboo
- Joint Meeting Agenda for 8/4/2014

5. **APPROVAL OF MEETING MINUTES:**

A motion by Ms. David, seconded by Mr. Rotondo for the approval of the minutes for the meeting held on June 12<sup>th</sup>, 2014 as amended, was passed unanimously.

6. **PUBLIC COMMENT**

Dr. Mollick commented about advertisement requirements of the MTF grant, if the grant will be discussed publically, and requirements of the grant.

7. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 8:25 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD  
WORCESTER, PA

Thursday, July 24<sup>th</sup>, 2014 7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:30 P.M.

**ATTENDANCE**

**PRESENT:**

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice Chairman
Mr. Doug Rotondo	Secretary
Ms. Tiffany M. Loomis	Director of Planning & Zoning
Mr. Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Ms. Chris David	Member
Mr. Anthony R. Sherr	Member

**GUESTS:**

Ms. Michelle Jackson-Greenawalt, Locust Drive Resident

1. **ZONING ORDINANCE AMENDMENT:**

- INVASIVE SPECIES – BAMBOO

This matter was tabled for further research to be completed.

2. **JOINT AGENDA FOR AUGUST 4<sup>th</sup>, 2014 MEETING WITH BOARD OF SUPERVISORS:**

- VILLAGE PLANNING – CENTER POINT
- HISTORIC ORDINANCE
- MINUTES

3. **PLANNING COMMISSION AGENDA FOR AUGUST 28<sup>th</sup>, 2014 MEETING:**

The meeting scheduled for August 28<sup>th</sup>, 2014 has been cancelled.

4. **APPROVAL OF MEETING MINUTES:**

A motion by Mr. Rotondo, seconded by Ms. Quigley for the approval of the minutes for the meeting held on June 26<sup>th</sup>, 2014 as amended, was passed unanimously.

5. **PUBLIC COMMENT**

None

6. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 8:23 P.M.

WORCESTER TOWNSHIP  
BOARD OF SUPREVISORS & PLANNING COMMISSION JOINT MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
MONDAY, AUGUST 4<sup>th</sup>, 2014 8:00 A.M.

**CALL TO ORDER**

The regularly scheduled joint meeting of the Board of Supervisors & Planning Commission was called to order by Mr. Arthur Bustard at 8:03 A.M.

**ATTENDANCE**

**PRESENT:**

Arthur Bustard	Chairman: Board of Supervisors
Susan Caughlan	Vice Chairman: Board of Supervisors
Steve Quigley	Member: Board of Supervisors
Gordon Todd	Chairman: Planning Commission
Pat Quigley	Vice Chairman: Planning Commission
Chris David	Member: Planning Commission
Tony Sherr	Member: Planning Commission
Doug Rotondo	Member: Planning Commission
John Cover	Montgomery County Planning Commission
Brandon Rudd	Montgomery County Planning Commission
F. Lee Mangan	Township Manager
Tiffany M. Loomis	Director of Planning & Zoning
James J. Garrity, Esq.	Township Solicitor
Joseph J. Nolan, P.E.	Township Engineer

**ABSENT:**

Eunice Kriebel                      Township Assistant Manager/ Treasurer

**GUESTS:**

None

**1. CENTER POINT VILLAGE PLANNING - STATUS UPDATE & NEXT STEPS**

John Cover presented the status update and next steps for Center Point Village Planning. He addressed that Mr. Matt Schelly has been reassigned to another project at Montgomery County Planning Commission and a new point of contact, Mr. Brandon Rudd. Mr. Cover introduced Mr. Rudd to the Board of Supervisors and Planning Commission.

Mr. Cover addressed land use regarding the proposed zoning language that will be developed for the Master Plan that has been proposed and developed thus far. Montgomery County and the consultants are in a position to develop this language with the authorization of the Board of Supervisors and Planning Commission.

Mr. Bustard clarified the difference between endorsing the Center Point Village Master Plan and adopting the zoning language proposed. Mr. Cover further explained that at this point in time endorsing the plan is acceptable and the zoning language is being drafted for review.

Mr. Todd inquired if this should be included in future Planning Commission agendas starting the next meeting. Mr. Cover agreed this would be a good place to start. Mr. Cover and John Kennedy will develop a time line.

Mr. Quigley inquired if Montgomery County is the main land planner and if outside land planners have contributed to this process. Mr. Cover replied this is a comprehensive project to work with the County and another planner due to the size of the project. The advantage of using an outside planner is that the private sector zoning language will be designed to be economically utilized and addressing the market side adequately.

Mr. Mangan addressed that John Kennedy and John Cover may be directed to submit a proposal within the next few weeks on this matter.

Ms. Caughlan addressed that this process be mindful of cost.

The Board of Supervisors and Planning Commission agreed for Montgomery County and John Kennedy and Associates to move forward with this process.

**2. HISTORICAL ORDINANCE - STATUS UPDATE**

The Planning Commission has worked with Montgomery County to create a brochure outlining the benefits of historical home preservation. Mr. Todd recommends to involve the historical society and to distribute the final approved brochure to all residents of the Township.

The Board of Supervisors and Planning Commission are in agreement with moving forward with this process and focusing on the educational component.

**3. APPROVAL OF JOINT MEETING MINUTES**

A motion by Mr. Todd for approval of the minutes for the joint meeting held on April 7<sup>th</sup>, 2014, seconded by Mr. Scherr contingent upon minor revisions, was passed unanimously.

**4. PUBLIC COMMENT**

Dr. Mollick commented on historical ordinance amendment and private property rights.

**5. ADJOURNMENT**

There being no further business to come before this joint committee, the meeting of the Worcester Township Board of Supervisors & Planning Commission was adjourned by Mr. Arthur Bustard, at 8:38 A.M.



WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP BUILDING  
1721 VALLEY FORGE ROAD  
WORCESTER, PA  
Thursday, September 11<sup>th</sup>, 2014      7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:32 P.M.

**ATTENDANCE**

**PRESENT:**

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice Chairman
Mr. Doug Rotondo	Secretary
Ms. Chris David	Member
Ms. Tiffany M. Loomis	Director of Planning & Zoning

**ABSENT:**

Mr. Anthony R. Sherr	Member
Mr. Brandon Rudd	Township Planning Consultant, Montgomery County Planning Commission

**GUESTS:**

None

1. **ZONING AMENDMENT ORDINANCE(s):**

- HISTORIC ORDINANCE
- INVASIVE SPECIES – BAMBOO

This matter was tabled for further research to be completed.

2. **PLANNING COMMISSION AGENDA FOR SEPTEMBER 25<sup>th</sup>, 2014 MEETING:**

- CENTER POINT VILLAGE PLANNING – MASTER PLAN
- 3040 WOODLYN AVENUE – GEHRET LOT LINE CHANGE
- 

3. **APPROVAL OF MEETING MINUTES:**

A motion by Mr. Rotondo, seconded by Ms. Quigley for the approval of the minutes for the meeting held on July 24<sup>th</sup>, 2014 as amended, was passed unanimously.

5. **PUBLIC COMMENT**

Mr. Todd suggested giving a Worcester Township Planning Commission Report on the Board of Supervisors Meetings.

Discussion & questions ensued.

6. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 8:27 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD  
WORCESTER, PA  
Thursday, September 25<sup>th</sup>, 2014      7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:31 P.M.

**ATTENDANCE**

**PRESENT:**

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice Chairman
Mr. Doug Rotondo	Secretary
Ms. Chris David	Member
Mr. Anthony R. Sherr	Member
Ms. Tiffany M. Loomis	Director of Planning & Zoning

**ABSENT:**

Mr. Brandon Rudd	Township Planning Consultant, Montgomery County Planning Commission
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**GUESTS:**

Mr. Timothy Woodrow: Woodrow & Associates – Representative for 3040 Woodlyn Avenue  
Mr. John Cover: Montgomery County Planning Commission  
Mr. John Kennedy: Kennedy & Associates, LLC

1.      **3040 WOODLYN AVENUE – MINOR SUBDIVISION (LOT LINE CHANGE)**
  - PRELIMINARY/ FINAL APPROVAL CONSIDERATION – THE PLAN PROPOSES A LOT LINE CHANGE BETWEEN TWO EXISTING TAX PARCELS

Mr. Timothy Woodrow presented the proposed plan to the Planning Commission. The applicant is proposing the lot line change to protect their view shed in the event the other lot is ever sold.

Mr. Woodrow addressed the pre-existing non-conforming lot width.

**RECOMMENDATION:**

A motion by Mr. Sherr, seconded by Mr. Rotondo, recommending preliminary/ final approval by the Board of Supervisors contingent upon CKS's review dated September 5<sup>th</sup>, 2014, was unanimously voted upon.

2.      **CENTER POINT VILLAGE MASTER PLAN:**
  - ORGANIZATIONAL MEETING REGARDING “NEXT STEPS” – **BOARD OF SUPERVISORS ENDORSED PROPOSED MASTER PLAN MAY 21<sup>st</sup>, 2014.**

Mr. John Cover and John Kennedy presented a slide show presentation for the next steps in the Center Point Village Planning Process.

There were a total of 3 public sessions for the public to take part in. The Plan presented was derived from these sessions.

The goal is create a specific zoning district for Center Point Village. A base density of 2 to 3 dwelling units per acre is proposed utilizing public sewer.

A variety of bonuses are proposed to be offered to get individuals to develop in a compact pattern (i.e. transferable development rights).

Grant funding to support the proposed plan and traffic calming measures has been a main focus.

There are total of 4 quadrants that the plan has been divided into. Four (4) meetings are suggested, one (1) for each quadrant, to discuss zoning changes publicly.

The recommendation of the Center Point Village Plan is to change the zoning. Mr. Cover confirmed that this would be a public process, including public involvement.

Mr. Todd agrees with the quadrant approach. He also inquired as to who would be proposing the zoning.

Mr. Cover and Mr. Kennedy confirmed that they would be proposing the formal draft for discussion and revision.

Mr. Todd is in agreement that this must be a public process.

Mr. Cover went on to suggest that a Sub-Committee could be created to manage the process. Mr. Todd and the Planning Commission would like to be heavily involved in this process

Questions and discussion ensued concerning the planning process.

**RECOMMENDATION #1:**

A motion by Mr. Sherr, seconded by Ms. David, recommending formal approval by the Board of Supervisors to adopt the Master Plan for Center Point Village by resolution was unanimously voted upon.

**RECOMMENDATION #2:**

A motion by Mr. Sherr, seconded by Mr. Rotondo, recommending authorization/ approval by the Board of Supervisors for the next phase of the Center Point Village Planning Process which is the drafting of the zoning ordinance to be completed by Montgomery County Planning Commission and John Kennedy & Associates, LLC for Center Point Village, was unanimously voted upon.

**3. PLANNING COMMISSION AGENDA FOR THE OCTOBER 9<sup>th</sup>, 2014 MEETING:**

- Center Square Golf Course – Conditional Use Application: Recommendation to the Board of Supervisors
- Historical Ordinance - Discussion

**4. APPROVAL OF MEETING MINUTES:**

A motion by Ms. David, seconded by Ms. Quigley for the approval of the minutes for the meeting held on September 11<sup>th</sup>, 2014 as amended, was passed unanimously.

5. **PUBLIC COMMENT**

None

6. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 8:31 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD  
WORCESTER, PA  
Thursday, October 9<sup>th</sup>, 2014 7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:32 P.M.

**ATTENDANCE**

**PRESENT:**

Mr. Gordon Todd	Chairman
Mr. Doug Rotondo	Secretary
Ms. Chris David	Member
Ms. Tiffany M. Loomis	Director of Planning & Zoning
Mr. Brandon Rudd	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Ms. Pat Quigley	Vice Chairman
Mr. Anthony R. Sherr	Member

**GUESTS:**

None

**1. CENTER SQUARE GOLF COURSE**

- **CONDITIONAL USE APPLICATION: THE PROPOSAL IS FOR A REDEVELOPMENT OF THE CENTER SQUARE GOLF CLUB, BETWEEN BERKS ROAD AND WHITEHALL ROAD ON SKIPPACK PIKE, TO BE REDEVELOPED INTO A RESIDENTIAL LIFE CARE FACILITY. THE PROPOSED RESIDENTIAL LIFE CARE FACILITY WOULD INCLUDE 164 SINGLE FAMILY DETACHED DWELLING UNITS, 170 "CARRIAGE HOMES", AND 141 "SENIOR INDEPENDENT LIVING, ASSISTED LIVING/ PERSONAL CARE AND MEMORY CARE UNITS." THE TOTAL SITE AREA IS APPROXIMATELY 158 ACRES AND IS ZONED AGR – AGRICULTURAL.**

Mr. Gordon Todd explained that this is a by-right use. He commented that this plan is far more dense than justified.

Mr. Todd referenced the Pennsylvania Municipalities Planning Code (PMPC) and cited a particular section regarding health, safety, and welfare. He further explained that the applicant cannot establish meeting the conditional use standards set forth by the PMPC due to there is not enough information in the application and plan provided for the Board of Supervisors to make an informed decision.

Mr. Doug Rotondo is in agreement with Mr. Todd. He further explained that this property is part of the Stony Creek watershed. The historical structures are not addressed in the plan since the plan is vague

therefore we don't know if they were actually proposing to demolish anything, steep slopes are an issue, and there is only one point of access.

Mr. Todd addressed that parking is not addressed in the proposed plan.

Ms. Chris David is in agreement with all of these concerns discussed. She is also concerned with the environmental effects this will have on the land and inquired as to how sewage is being addressed. Mr. Todd clarified there is a pump station proposed on the plan.

Ms. David further addressed that the Center Point Village Master Plan is currently under consideration by the Board of Supervisors.

Mr. Stuart and Mrs. Barbara Land of Berks Road inquired how will their water system be impacted. He is going from a few neighbors to many neighbors and is concerned what this will do to his quality of life. Mr. Land further expressed his advocacy of open space and has maintained a lot for the past 20 years owned by the Golf Course and would like to continue doing so.

Mr. Carl Mazzacco of Berks Road has the same concerns as Mr. & Mrs. Land. He is concerned about where the stormwater will drain to, how the sewage will be managed, and the proposed development will affect the value of his property. He further inquired as to what kind of conditions will be imposed by the Board of Supervisors.

Mr. Brandon Rudd clarified that conditions that are included in the conditional use by the Board of Supervisors are required.

Mr. Rudd referenced that Montgomery County Planning Commission's review requested architectural renderings to further understand what type of product is being proposed.

Mr. Mazzacco inquired as to what the process is. Mr. Todd explained that the Planning Commission is an advisory body to the Board of Supervisors. Ms. Susan Caughlan further clarified that the Board of Supervisors is a quasi-judicial body regarding the conditional use hearing and explained the process.

Discussion and questions ensued.

A Stony Creek Farms Resident addressed the current traffic from 7am to 9:30am that on Skippack Pike and that this kind of development, if allowed, will create grid-lock on Skippack Pike during rush hour periods.

Mr. Todd referenced that CKS's review recommends a traffic study.

Mr. John Kratz of Berks Road Resident commented on the economic devaluing of his land if this application is approved. He inquired as to the AGR agricultural zoning district and density requirements, as well as the amount of time it took to develop the Growing Greener Ordinance.

Mr. Kratz inquired how long this process will take. Mr. Todd expects this process will take well over a year or possibly even longer.

Mr. Mazzacco referenced the plan and inquired where the power source will generate electric power to this development.

Mr. Todd stated that the Township Engineer be get involved with all utility matters.

Mr. Mazzacco said that this will definitely affect a 2 mile radius.

Mr. Kratz inquired as to the federal statute for this kind of facility.

Mr. Land addressed that there are numerous nursing facilities within Montgomery County for life care. He inquired if a market study would be required in the event of economic failure of the proposed facility.

Mr. Todd agreed that 55+ communities are overbuilt in the area.

Mr. Mazzacco stated that this development appears to be a full residential development opposed to a life care facility.

The Planning Commission is in agreement with the comments and concerns discussed.

**RECOMMENDATION:**

A motion by Mr. Rotondo, seconded by Ms. David, recommending that the Board of Supervisors request that the applicant to submit additional information adequate for Worcester Township Planning to make a determination of compliance with the Conditional Use Requirements as set forth in Section 150-9: Definition of Residential Life Care Facility, 150-11 and 150-215 of the Worcester Township Zoning Ordinance to meet the burden of proof, was voted unanimously.

2. **HISTORIC ORDINANCE AMENDMENT:**

The Planning Commission revised the permission letter addressed to property owners in the Township where their historical structures will be featured in the Township Brochure.

3. **PLANDING COMMISSION AGENDA FOR THE OCTOBER 23<sup>RD</sup>, 2014 MEETING:**

The meeting scheduled for October 23<sup>rd</sup>, 2014 has been cancelled.

4. **APPROVAL OF MEETING MINUTES:**

A motion by Mr. Rotondo, seconded by Ms. David for the approval of the minutes for the meeting held on September 25<sup>th</sup>, 2014 as amended, was passed unanimously.

5. **PUBLIC COMMENT**

None

6. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 8:21 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD  
WORCESTER, PA

Thursday, November 13<sup>th</sup>, 2014 7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:30 P.M.

**ATTENDANCE**

**PRESENT:**

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice Chairman
Mr. Doug Rotondo	Secretary – <i>Arrived at 7:41pm</i>
Ms. Chris David	Member
Mr. Anthony R. Sherr	Member
Ms. Tiffany M. Loomis	Director of Planning & Zoning

**ABSENT:**

Mr. Brandon Rudd	Township Planning Consultant, Montgomery County Planning Commission
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**GUESTS:**

Mr. George Stanbridge	Representative for the 1207 Hollow Road Lot Line Adjustment
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**1. 1207 HOLLOW ROAD – KAVANAUGH LOT LINE CHANGE/ ADJUSTMENT**

- THE PLAN PROPOSES A LOT LINE ADJUSTMENT IN ACCORDANCE WITH THE REQUIRMENTS OF SECTION 130-35.1 OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP. THE PLAN PROPOSES THE REMOVAL OF AN EXISTING LOT LINE ON LOT #2, WHICH WAS ORGINALLY CREATED TO GO AROUND THE EXISTING STRUCTURES ON THE PROPERTY. THE ORGINAL STRUCTURES ARE NOW TO BE REMOVED AND THIS LOT LINE ADJUSTMENT IS PROPOSED TO ELIMINATE THE IRREGULARITY OF THE TWO (2) LOTS.

Mr. George Standbridge presented the plan on behalf of Mr. & Mrs. Kavanaugh. The plan proposes a – realignment or the property line as explained in CKS’s review. He requested that Preliminary/ Final Approval be recommended to the Board of Supervisors.

**RECOMMENDATION:**

A motion by Mr. Sherr, seconded by Ms. Quigley, recommending preliminary/ final approval by the Board of Supervisors contingent upon CKS’s review dated 11/6/2014, was unanimously voted upon. Mr. Rotondo was not present for this vote and arrived at 7:41pm.



## 2. **CENTER SQUARE GOLF COURSE**

- **CONDITIONAL USE APPLICATION: THE PROPOSAL IS FOR A REDEVELOPMENT OF THE CENTER SQUARE GOLF CLUB, BETWEEN BERKS ROAD AND WHITEHALL ROAD ON SKIPPACK PIKE, TO BE REDEVELOPED INTO A RESIDENTIAL LIFE CARE FACILITY. THE PROPOSED RESIDENTIAL LIFE CARE FACILITY WOULD INCLUDE 164 SINGLE FAMILY DETACHED DWELLING UNITS, 170 "CARRIAGE HOMES", AND 141 "SENIOR INDEPENDENT LIVING, ASSISTED LIVING/ PERSONAL CARE AND MEMORY CARE UNITS." THE TOTAL SITE AREA IS APPROXIMATELY 158 ACRES AND IS ZONED AGR – AGRICULTURAL.**

Mr. Todd addressed the Pennsylvania Municipalities Code, the Township's Zoning Code, and that the Planning Commission can make more than one recommendation over time.

Mr. Todd addressed community and development objectives and he suggested taking the comprehensive plan into consideration. He further explained that the burden of proof is on the applicant to prove they meet the conditions set forth by the Township's Zoning Code.

He further discussed 150-215 of what conditions must be met regarding a conditional use and specifically reviewed each condition with the Planning Commission.

Ms. Loomis explained the Township application process. Ms. Quigley & Mr. Sherr further evaluated the ordinances and application process. The Planning Commission is in agreement that the application is incomplete and more information is needed in order to offer a recommendation.

Mr. Sherr believes the application is insufficient. He cited the section 150-215 (F) of the Worcester Township Zoning Ordinance that states that the applicant shall provide the Supervisors with sufficient plans, studies or other data to demonstrate that compliance with the permitted uses or other such regulations, as may be the subject of consideration for a conditional use approval, unreasonable or inappropriate for the instance at hand.

Ms. Quigley was in agreement that the burden of proof is on the applicant. All Planning Commission members were in agreement.

Mr. Stuart Land of Berks Road inquired as to the process of this application and how the Planning Commission and Board of Supervisors work together.

Mr. Todd explained that the Planning Commission is an advisory body. He suspects this process will go on for some time and that the Board hired special counsel to represent the code.

Mr. Land inquired if the applicant can by-pass the Planning Commission. Mr. Todd further explained that the Planning Commission is the advisory body to the Board of Supervisors on matter such as this.

Mr. Carl Mazzocco of Berks Road inquired as to where the glitch in the code is.

Mr. Todd further explained that the code was amended at one point in time to allow Meadowood Community, however it was never the intent of the code to not have restrictions on the current proposed development of 475 units.

Mr. Mazzocco inquired if there are conditions that the applicant has to adhere to. Ms. Quigley further explained that the conditions are limited when it pertains to a life care facility at a minimal level, however the Board of Supervisors has the ability to impose conditions per the Worcester Township Zoning Ordinance She further addressed the Montgomery County Planning Commission's comments.

Mr. Todd addressed that the Planning Commission made a recommendation to the Board of Supervisors at their last meeting of which is currently in draft form.

Mr. Sherr explained that the Applicant has to prove their burden and meet the conditions of the ordinance.

Mr. Sherr further explained that the Planning Commission can recommend to approve, to deny, or approve with conditions.

Mr. Todd explained that the Board of Supervisors obtain further information for the Planning Commission to be able to make a proper recommendation.

Mr. Craig Furlong of Whitehall Road inquired about time limitation pertaining to the process Mr. Todd explained that a continuance may take place. All time requirements have been met to date under the Municipalities Code.

Dr. James Mollick of Country View Lane requested that the Planning Commission explain the process to the public such as their role (i.e. advisory in nature), the time frame, when the application was filed, if there is a separate application for conditional use and the fees paid.

Dr. Mollick and Mr. Todd discussed the overall process.

Dr. Mollick explained that there are 3 different uses being proposed and that if the applicant meets the conditions/ ordinance the governing body must grant the conditional use.

Mr. Todd referenced Section 150-215 of the Worcester Township Ordinance. Ms. Quigley offered an example of how many interpretations can be taken and that the code will be subject to interpretation.

He further addressed the Montgomery County Planning Commission's review pertaining to the definition of residential development life care facility and the nursing home component. Ms. Quigley reviewed the definition of Residential Life Care Facility.

Ms. David said the applicant advocated that something would be put in but it is unknown as to exactly what.

Discussion and questions ensued concerning the nursing home component.

Mr. Todd explained that the definition must be met by the Zoning Ordinance. He said he can't speak for Mr. Rudd.

Dr. Mollick addressed the Growing Greener Ordinance. He inquired if the applicant would be required to comply with the Growing Greener ordinance. Mr. Todd expressed that he hopes the Board of Supervisors requires this.

Discussion and questions ensued concerning the Growing Greener Ordinance.

Dr. Mollick inquired if a loop hole was found and Mr. Todd was in agreement

Mr. Michael Libor, Esq. of Kriebel Mill Road commented on the application. He stated that the 475 units are being built and only 1/3 are residential life care units. The remaining 2/3 of the development is 187 carriage homes and 184 single family homes which are in essence single family development homes. 144 senior independent assisted care personal care exist.

He further explained that due to this reason there is a basis to request information.

A conditional use can be granted if the Board of Supervisors in their discretion feels that the applicant has met the all of the necessary presentation. He further explained that it is an abuse of discretion standard. 6 of the 7 standards gives the Board of Supervisors a lot of leeway to their discretion as to whether or not the development meets the letter, spirit, and intent of what is a life care facility and if this is a possible permitted under the conditional use option.

Even if the Board of Supervisors grants a conditional use that they can place reasonable limitations and conditions on any conditional use that they may grant.

The proposed development is 6 times the number of units that would be typically allowed on this property. This is something the Planning Commission needs to address and see if this type of proposed use meets the letter, intent, and spirit of the Zoning Code.

The Planning Commission is in agreement.

**Recommendation:**

A motion by Mr. Rotondo, seconded by Ms. David, recommending that the Board of Supervisors request that the applicant to submit additional information adequate for Worcester Township Planning to make a determination of compliance with the Conditional Use Requirements as set forth in Section 150-9: Definition of Residential Life Care Facility, 150-11 and 150-215 of the Worcester Township Zoning Ordinance to meet the burden of proof, was voted unanimously.

**3. HISTORIC ORDINANCE**

Mr. Rotondo will draft a newsletter article and forward to the Township by Monday, 11/17/2014.

**4. PLANNING COMMISSION AGENDA FOR THE DECEMBER 11<sup>th</sup>, 2014 MEETING:**  
Tabled.

**5. APPROVAL OF MEETING MINUTES:**

The minutes for October 9<sup>th</sup>, 2014 were further discussed and amended.

A motion by Mr. Rotondo, seconded by Ms. David to amend the minutes as follows for 10/9/2014 for further discussion at the 12/11/2014 meeting:

- A motion by Mr. Rotondo, seconded by Ms. David, recommending that the Board of Supervisors request that the applicant to submit additional information adequate for Worcester Township Planning to make a determination of compliance with the Conditional

Use Requirements as set forth in Section 150-9: Definition of Residential Life Care Facility, 150-11 and 150-215 of the Worcester Township Zoning Ordinance to meet the burden of proof, was voted unanimously.

- Page 2, change ecological to environmental. Inquire how sewage disposal is being addressed.
- Center point master plan is currently under consideration by the Board of Supervisors.
- Last sentence to state “generate electric power”, not the development,

was voted unanimously.

***The minutes have not been formally approved.***

5. **PUBLIC COMMENT**

Ms. Quigley will revise the outline that the Planning Commission composed regarding Center Square Golf Course for further discussions at future meetings.

6. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 8:29 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD  
WORCESTER, PA  
Thursday, December 11<sup>th</sup>, 2014      7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:35 P.M.

**ATTENDANCE**

**PRESENT:**

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice Chairman
Mr. Doug Rotondo	Secretary
Mr. Anthony R. Sherr	Member
Ms. Tiffany M. Loomis	Director of Planning & Zoning

**ABSENT:**

Ms. Chris David	Member
Mr. Brandon Rudd	Township Planning Consultant, Montgomery County Planning Commission

**GUESTS:**

None

**1. CENTER SQUARE GOLF COURSE:**

- **CONDITIONAL USE APPLICATION – THE PROPOSAL IS FOR A REDEVELOPMENT OF THE CENTER SQUARE GOLF CLUB, BETWEEN BERKS ROAD AND WHITEHALL ROAD ON SKIPPACK PIKE, TO BE REDEVELOPED INTO A RESIDENTIAL LIFE CARE FACILITY. THE PROPOSED RESIDENTIAL LIFE CARE FACILITY WOULD INCLUDE 164 SINGLE FAMILY DETACHED DWELLING UNITS, 170 “CARRIAGE HOMES”, AND 141 “SENIOR INDEPENDENT LIVING, ASSISTED LIVING/ PERSONAL CARE AND MEMORY CARE UNITS.” THE TOTAL SITE AREA IS APPROXIMATELY 158 ACRES AND IS ZONED AGR-AGRICULTURAL.**

Mr. Gordon Todd introduced the topic of Center Square Golf Course. The Planning Commission will not be making specific recommendations until more information is acquired.

Various residents inquired as to what the process is for a Conditional Use Hearing.

Mr. Todd further explained the conditional use process.

**2. HISTORIC ORDINANCE**

The Planning Commission discussed the current status of the Historic Ordinance. The matter will be addressed in the New Year – 2015.

3. **2015 MEETING SCHEDULE:**

A motion by Mr. Sherr, seconded by Ms. Quigley for the approval of the 2015 Meeting Schedule, was passed unanimously.

4. **PLANNING COMMISSION AGENDA FOR JANUARY 8<sup>th</sup>, 2015:**

- HISTORIC ORDINANCE
- WILLOW CREEK FARM, LP – CONDITIONAL USE HEARING SCHEDULED FOR REVIEW BY THE BOARD OF SUPERVISORS ON 1/21/2015

5. **APPROVAL OF MEETING MINUTES:**

A motion by Mr. Rotondo, seconded by Mr. Sherr for the approval of the minutes for the meeting held on October 9<sup>th</sup>, 2014 and November 13<sup>th</sup>, 2014 as amended, was passed unanimously.

6. **PUBLIC COMMENT**

Mr. Robert Andorn commented on the historic ordinance process.

Mr. Todd further explained the timeline regarding this subject matter.

7. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 8:17 P.M.